

**2401/36 Britannia Avenue, Broadbeach, Qld 4218**



**Sold Apartment**

Monday, 14 August 2023

2401/36 Britannia Avenue, Broadbeach, Qld 4218

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 231 m2**

**Type: Apartment**

## Contact agent

The largest sub-penthouse within the near-new 'Encore' building, this northeast-facing three-bedroom apartment on Level 24 offers stunning panoramic coastal views and easy access to Broadbeach's many attractions. Encore, a luxury boutique residence with only 25 storeys, boasts a flawless design that has been executed to the highest standard and level of finish by Andrews Projects. Sunrises, sunsets and vistas spanning from Coolangatta and across the ocean to the iconic Surfers Paradise skyline are yours to enjoy year-round from two covered balconies. Tinted floor-to-ceiling glazing also wraps around the western side of the apartment, extending the outlook inland to the rolling hinterland. Spacious and sophisticated, the three-bedroom floor plan features high ceilings and textured grey tiles. A waterfall marble island makes a lavish statement in the open plan kitchen, dining, and living zone, while a separate media room offers an additional space in which to unwind. The new owner will enjoy the use of two side-by-side basement car parks, a large secure storage cage, and Encore's five-star amenities, which include a 25m lap pool, spa, sauna, gym, yoga lawn, BBQ facilities and exclusive residents' lounge.

**The Highlights:-** The largest floor plan within Encore spanning 231sqm\*; three bedrooms, three bathrooms and a second lounge area - Northeast-facing with views spanning the city skyline, hinterland, and ocean from Stradbroke Island to Coolangatta- Boutique 25-level building completed in 2021 with stunning architectural appeal and merit - Exceptional quality build completed by Hutchison Construction, delivered by renowned local developer Andrews Projects - Five-star facilities includes residents lounge, 25m lap pool, spa, sauna, gym, yoga lawn, BBQ and teppanyaki grills- Two covered balconies with north-east views, both have power and taps to wash and clean; one has built-in BBQ- Textured grey tiles, timber-look push-to-open cabinetry, floor-to-ceiling tinted glazing and motorised blinds throughout- Open plan kitchen, dining and living area with balcony access taking full advantage of floor-to-ceiling glass and panoramic views - Kitchen with Miele appliances including two ovens and induction cooktop; 3.5m waterfall marble island with storage and seating- Butler's pantry with Miele oven, ample storage, double-door Schmick wine fridge and Blanco sink- Master bedroom with private balcony and walk-in robe; ensuite with free-standing bath, double vanity and balcony access- Two additional bedrooms with built-in robes; one has deluxe curved ensuite with floor-to-ceiling glazing- Large separate laundry with ample storage and floor-to-ceiling tiles - Two side-by-side basement car parks plus one of only three large secure storage cages- Low-body corporate, pet friendly building- Security intercom system; ducted air-conditioning; integral internet connection- Within a short walk of Broadbeach Bowls Club, light rail station, Broadbeach cafes and restaurants Encore residents benefit from a prime beachside position within walking distance to the heart of Broadbeach's vibrant lifestyle precinct. Patrolled sand and surf, lush parkland and Broadbeach Surf Life Saving Club are all conveniently located within 500m. A host of shopping, dining and nightlife options, including The Star and Pacific Fair Shopping Centre are within proximity, as is the Gold Coast Convention and Exhibition Centre. The address is also conveniently located for easy travel north or south, with the Gold Coast Highway and Gold Coast Light Rail both nearby. Secure your ticket to luxury sub-penthouse living in the heart of Broadbeach – contact Rob Lamb on 0405 608 601.

**Disclaimer:** Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.